

Framingham Planning Board

Memorial Building • Room B-37 • 150 Concord Street
Framingham, MA 01702-8373
(508) 532-5450 • planning.board@framinghamma.gov



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2015 OCT 20 A 10:16

Town Clerk Stamp

Planning Board Members:

Christine Long, Chair
Stephanie Mercandetti, Vice Chair
Lewis Colten, Clerk
Thomas F. Mahoney
Victor A. Ortiz

Planning Board Staff:

Amanda L. Loomis, Planning Board Administrator
Alexander C. Mello, Associate Program Planner

TOWN OF FRAMINGHAM PLANNING BOARD

Notice of Decision

Regarding the Application of Robert Pace
For a Special Permit for Land Disturbance and Public Way Access Permit
16 Karal Drive, Framingham MA

On September 21, 2015, the Applicant, Robert Pace, filed with the Planning Board, and on September 21, 2015, the Planning Board filed with the Town Clerk and Town Departments, applications for a Special Permit for Land Disturbance (Section V.F) pursuant to the Framingham Zoning By-law and a Public Way Access Permit (Article VI., Section 8) pursuant to the Framingham General By-laws. The Application was filed to construct a single family home, with associate land improvements. The parcel is located at 16 Karal Drive, located in the Single Family (R-1) Zoning District. Said parcel is shown on the Framingham Assessor's Parcel ID: 081-07-7316-000.

After the notice of the public hearing was published in "The MetroWest Daily News" on September 24, 2015 and September 28, 2015 and mailed to parties of interest pursuant to the Framingham Zoning By-law and M.G.L. Chapter 40A, the Planning Board opened the public hearing on October 8, 2015 at 7:00 pm in the Ablondi, Memorial Building, Framingham. A continued public hearing was held on October 27, 2015 for Special Permit for Land Disturbance (Section V.F) pursuant to the Framingham Zoning By-law and a Public Way Access Permit (Article VI., Section 8) pursuant to the Framingham General By-laws.

On October 27, 2015 the Planning Board **APPROVED** with conditions said Application for Special Permit for Land Disturbance (Section V.F) pursuant to the Framingham Zoning By-law and a Public Way Access Permit (Article VI., Section 8) pursuant to the Framingham General By-laws for 16 Karal Drive and a **DECISION** was filed in the office of the Town Clerk on October 28, 2015.

Christine Long, Chair
FRAMINGHAM PLANNING BOARD

Any appeal from the Decision shall be made pursuant to G.L. Ch. 40A, Sec. 17 and must be filed within twenty (20) days after the date of filing of the Decision in the office of the Town Clerk.

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Planning Board Members:

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Stephanie Mercandetti, Vice Chair
Lewis Colten, Clerk
Thomas F. Mahoney
Victor A. Ortiz

This Decision was granted under the October 2015
Framingham Zoning By-law

DECISION OF THE FRAMINGHAM PLANNING BOARD FOR THE PROPERTY LOCATED AT 16 KARAL DRIVE

General Property Information

Property Address: 16 Karal Drive
Assessor's Information: 081-07-7316-000
Zoning District/Overlay District: Single Family Residential (R-1)

Application Information

Application(s): Special Permit for Land Disturbance and Public Way Access Permit
Sections of the Zoning By-law Under Review: Land Disturbance (Section V.F)
Sections of the General By-law Under Review: Public Way Access Permit (Article VI, Section 8)
Date application(s) were filed with the Planning Board: September 21, 2015
Date application(s) were filed with the Town Clerk: September 21, 2015
Project Number: PB-011-15

General Project Contact Information

Applicant Name: Robert Pace
Applicant Address: 7 Gate Lane Hudson, NH
Landowner Name: Same as the Applicant
Landowner Address: Same as the Applicant
Project Contact Name: Greg Roy, P.E.
Engineer Name: Ducharme & Dillis
Engineer Company: 1092 Main Street, PO Box 428, Bolton, Massachusetts 01740

Legal Ad & Public Hearing Information

Run dates of the Legal Ad: (14 days prior) September 24, 2015 and (7 days prior) September 28, 2015
Date of abutter/7 Abutting municipality/parties of interest mailing: September 22, 2015
Date of opening public hearing: October 8, 2015
Date(s) of continued public hearings: October 27, 2015

Applicant's Representatives in attendance at the Public Hearing(s): Patrick Wood, Ducharme & Dillis, Greg Roy, Ducharme & Dillis, Andy Dufore, Maine Drilling & Blasting, and Robert Pace, Applicant
Planning Board members in attendance at the public hearing(s): Christine Long, Chair, Stephanie Mercandetti, Vice-Chair (absent on October 27, 2015), Lewis Colten, Clerk, Thomas Mahoney, and Victor Ortiz

Other Information Regarding the Project

Posting of the Community Notice Sign: The community notice sign was posted on the premises on or abouts October 7, 2015

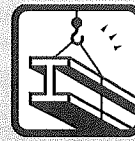
Planning Board Approval Information

Date of Plan Approved by the Planning Board June 2, 2015, revised through October 27, 2015
Date of Decision – Approved by the Planning Board October 27, 2015

2015 OCT 28 A 10:13
RECEIVED
TOWN CLERK

Framingham Planning Board

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Planning Board Members:

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Lewis Colten, Clerk
Thomas F. Mahoney
Victor A. Ortiz

This Decision was granted under the October 2015
Framingham Zoning By-law

DECISION OF THE FRAMINGHAM PLANNING BOARD FOR THE PROPERTY LOCATED AT 16 KARAL DRIVE

General Property Information

Property Address: 16 Karal Drive
Assessor's Information: 081-07-7316-000
Zoning District/Overlay District: Single Family Residential (R-1)

Application Information

Application(s): Special Permit for Land Disturbance and Public Way Access Permit
Sections of the Zoning By-law Under Review: Land Disturbance (Section V.F)
Sections of the General By-law Under Review: Public Way Access Permit (Article VI, Section 8)
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Date application(s) were filed with the Town Clerk: September 21, 2015
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General Project Contact Information

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Applicant Address: 7 Gate Lane Hudson, NH
Landowner Name: Same as the Applicant
Landowner Address: Same as the Applicant
Project Contact Name: Greg Roy, P.E.
Engineer Name: Ducharme & Dillis
Engineer Company: 1092 Main Street, PO Box 428, Bolton, Massachusetts 01740

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Date(s) of continued public hearings: October 27, 2015
Applicant's Representatives in attendance at the Public Hearing(s): Patrick Wood, Ducharme & Dillis, Greg Roy, Ducharme & Dillis, Andy Dufore, Maine Drilling & Blasting, and Robert Pace, Applicant
Planning Board members in attendance at the public hearing(s): Christine Long, Chair, Stephanie Mercandetti, Vice-Chair (absent on October 27, 2015), Lewis Colten, Clerk, Thomas Mahoney, and Victor Ortiz

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Planning Board Approval Information

Date of Plan Approved by the Planning Board June 2, 2015, revised through October 27, 2015
Date of Decision – Approved by the Planning Board October 27, 2015

PROJECT DESCRIPTION

The applicant seeks to construct a three bedroom single family home upon a moderately sloped undeveloped lot within the Single Family Residential (R-1) Zoning District. The property located at 16 Karal Drive exceeds the required lot frontage and the location of the proposed single family dwelling meets the necessary setback requirements for the R-1 Zoning District.

To complete this project a special permit for land disturbance and a public way access permit have been requested. It is estimated that much of the land to be disturbed, approximately 8,700sf of the lot, contains moderate slope. Additionally, the applicant proposes to cut 1,290 cubic yards (cy) of land and bring in 30cy of fill prior to the construction of the dwelling and driveway. Additionally, the project requires a public way access permit to allow access to the proposed dwelling.

HEARING

The Framingham Planning Board held a total of 2 public hearings during the review of the Project located at 16 Karal Drive: October 8 and October 27, 2015. Framingham Planning Board Members present during the public hearings held for the Project were Christine Long, Chair, Stephannie Mercandetti, Vice-chair (absent October 27, 2015), Lewis Colten, Clerk, Thomas Mahoney, and Victor Ortiz. During the course of the public hearings, the following individuals appeared on behalf of the Applicant: Patrick Wood, Ducharme & Dillis, Greg Roy, Ducharme & Dillis, and Robert Pace, Applicant.

During the course of the public hearing process, the Planning Board took under advisement all information received from members of the public that provided input during the review of this Project. The Planning Board arrived at this Decision based on the Framingham Zoning By-law, information submitted by the Applicant, comments from town boards and officials, and members of the public. Findings from the application and public hearing process resulted in the development of the conditions contained within this Decision.

FINDINGS

Land Disturbance, Framingham Zoning By-law, Section V.F.

Section IV.F.e.(1) Site Management and Control

The Applicant shall install erosion and sediment controls prior to the start of construction, and shall remain in place until after the completion of the project. The erosion and sediment controls shall be checked prior to start and end of each construction day. Furthermore, in the event of a weather event, the Applicant is required to check and repair any deficiencies present in the controls. In the event of a multi-day storm event that prevents work, the Applicant shall be required to check on the erosion and sediment controls to ensure that such controls remain intact. In the event that an erosion and sediment control is in disrepair, the Applicant shall repair and/or replace the defect to ensure that the controls are in proper working order.

During construction the Applicant proposes to install temporary silt fencing around the site at down gradient locations as shown on the site plans. Sediment traps and staked straw bales will be placed at the catch basins to prevent sediment from entering into the drainage system. Groundwater level and

quality shall be maintained by allowing natural infiltration of the rainwater via a depression in the topography near the frontage of the lot. The Applicant shall also install a temporary gravel apron that is a minimum of 15' wide and at least 25' long at the access point of the site to prevent unstable materials from being transported onto the roadway.

Section IV.F.e.(2) Control of Stormwater

The Applicant has prepared a Stormwater Operation & Maintenance Manual, dated October 21, 2015 which shall be included as part of this decision. The stormwater management system has been developed to convey and treat stormwater through a combination of grass swales and a subsurface infiltration system. The stormwater management system shall reduce the off-site runoff post – construction as designed. In addition, the Applicant agrees to maintain the system in proper working condition until the property is sold. Prior to the sale of the property, the Applicant shall educate the buyer on the maintenance program to ensure that the stormwater system remains in proper working order.

The stormwater basin and underground infiltration system have been designed to decrease the amount of stormwater post-construction as detailed in the Stormwater Report. The Stormwater Report states that pre-construction the level of stormwater running off the site is currently 9Liters (L), post-construction the amount of runoff will be reduced to 7L.

The soils on-site are classified as a Group A, which has a high infiltration rate (low runoff potential), name: Merrimac-Urban land complex, 0 to 8 percent slopes.

To help decrease the level of stormwater, in addition to the proposed stormwater management system, the Applicant shall install a combination of deciduous and coniferous trees, and shrubs throughout the property. In the event that there is an unexpected adverse impact due to the clearing of the sloped property, the Applicant shall install additional shrubs and ground covers, and stormwater check dams to decrease the amount of runoff to abutting properties.

Section IV.F.e.(3) Protection of Natural Features and Vegetation

To the best of the Applicant's knowledge the site does not contain any endangered species, wildlife habitats or corridors, natural landscaped features, scenic vistas or views. The proposed single family home has been positioned on the site to blend with the neighborhood. The neighborhood is predominately Campanelli ranches built in the 1950's, with the exception of the abutting property to the east, which is a two-story single family home built in the 1980's.

The site appears to have been cleared prior to 2015 by the previous owner of the property. The Applicant has provided a landscape plan that proposes to install a combination of deciduous and coniferous trees and shrubs to increase the number of plantings on the property. The property contains no wetlands or vernal pools. Therefore, the Applicant shall choose native and drought tolerant plantings for the site.

During clearing and/or construction activities, all vegetation which shall be retained onsite shall be protected with temporary protective fencing or other measures, prior to the start of construction.

In the event that blasting or compaction is required to clear and/or level the site, the Applicant shall follow the proper State protocol for blasting. The Applicant shall notify both the Planning Board and

the Fire Department of such events. The Applicant shall also notify the neighbors within a minimum of 300' of the site, and post a community notice sign on the site 10 days prior to the blasting.

Section IV.F.e.(4) Protection of Historic Resources

The Applicant shall employ protective measures to ensure that all historic resources including buildings and landscaped features are protected. The Applicant shall follow the State's blasting protocol which requires abutting homeowners within a set distance from the property to voluntarily allow inspection of those abutting properties prior to the start of construction.

Public Way Access Permit, Framingham General By-law, Article IV, Section 8

Karal Drive is not considered a Scenic Roadway, thereby permitting the construction of a 20' wide driveway and 24' width at the street line. The Applicant shall comply with the width requirements as outlined by the Department of Public Works. The proposed driveway has clear lines of sight to the right and left. The driveway as proposed does not create a dangerous or harmful situation for vehicles, pedestrians, and bicyclists.

During the construction phase of the project, any work within the public right-of-way shall require a police detail to ensure public safety for vehicles, pedestrians, and bicyclists.

Based on the findings as shown in submitted documentation and presented during the public hearing process it can be concluded that the Project does provide access to the property and that an illusory or hazardous condition will not be created. Therefore, the Planning Board finds that the Project as proposed complies with the requirements of Article VI., Section 8 of the Framingham General By-laws.

CONDITIONS OF APPROVAL

The Planning Board finds that the Application and Plans submitted by the Applicant comply with all applicable provisions of the Town's By-Laws, relevant to this review. Accordingly, the Planning Board votes are pursuant to relevant provisions of the Town By-Laws that include a special permit for Land Disturbance (Section V.F) pursuant to the Framingham Zoning By-laws and a Public Way Access Permit (Article VI, Section 8) pursuant to the Town of Framingham General By-Laws, to approve the site plan application. Said approval from the Planning Board is subject to the following conditions:

General Provisions

1. Prior to the commencement of authorized site activity, the Applicant and the general contractor shall meet with Planning Board Administrator, Building Commissioner, and the Town Engineer to review this approval.
2. Prior to the commencement of authorized site activity, the Planning Board Office shall be given 48 hour written notice. If activity on the Property ceases for longer than 30 days, 48 hour written notice shall be given to the Planning Board Office prior to restarting work.
3. Prior to the commencement of authorized site activity, the Applicant shall provide to the Planning Board Office the name, address and emergency contact telephone number of the individual or individuals who shall be responsible for all activities on site and who can be reached 24 hours a day, seven days a week.
4. A copy of this Decision shall be kept on the Property.

5. Prior to the issuance of any building permit, an electronic copy of the approved Site Plan shall be provided to the Planning Board Office for distribution to Town Departments, in order to be reviewed for compliance with this Decision. The Site Plan shall be revised if necessary to reflect the conditions of this Decision. In the event of a discrepancy between the Decision and the Site Plan, the Decision shall take precedence.
6. No material corrections, additions, substitutions, alterations, or any changes shall be made in any plans, proposals, and supporting documents approved and endorsed by the Planning Board without the written approval of the Planning Board. Any request for a material modification of this approval shall be made in writing to the Planning Board for review and approval by the Planning Board or the Planning Board's Administrator and shall include a description of the proposed modification, reasons the modification is necessary, and any supporting documentation.
7. Following notice to the project manager for the Project, members or agents of the Planning Board shall have the right to enter the Site and to gather all information, measurements, photographs or other materials needed to ensure compliance with this approval. Members or agents of the Planning Board entering onto the Site for these purposes shall comply with all safety rules, regulations and directives of the Applicant and the Applicant's contractors.
8. The Applicant shall record this Decision with exhibit(s) at the Middlesex South Registry of Deeds prior to the issuance of a building permit, after the required appeal period has lapsed in accordance with MGL, Chapter 40A, Section 17. The Applicant will submit proof of recording to the Planning Board. Failure to record the decision or comply with the conditions of approval herein shall render this Decision null and void.
9. This approval for a special permit for land disturbance and a public way access permit shall lapse within two years from the date the Decision is recorded at the Middlesex South Registry of Deeds, not including such time required to pursue or await the determination of an appeal from the grant thereof, if a substantial use thereof has not sooner commenced except for good cause as determined by the Planning Board.
10. The failure to comply with the By-laws and/or the terms of this Decision may result in revocation of the special permit for land disturbance and a public way access permit issued hereunder. The Planning Board shall by first class mail send the owner written notification of any failure to comply with the By-law and/or the terms of this Decision. If the owner believes that it is not in violation, it may request and will be granted an opportunity to attend a Planning Board meeting to try to resolve the alleged violation. If within 30 days from the date of mailing of said notice, the owner has not resolved the matter with the Planning Board, or remedied the alleged violation, it shall be grounds for revocation of the approvals issued hereunder. At the expiration of the 30 day period, the Planning Board after a duly noticed public hearing, including notice to the owner by first class mail, may revoke the approvals issued hereunder if it finds by a four-fifths vote that there has been a violation of the By-law and/or the terms of this Decision and that the owner has failed to remedy it; alternatively, the Planning Board may continue the public hearing, or by a four-fifth vote extend the time period in which the violation may be corrected.

11. Prior to the issuance of the building permit, the Applicant shall provide all documents and information requested by the Planning Board or Planning Board Administrator demonstrating that the Applicant has complied with, or will comply with, all conditions of this approval.

Infrastructure/Site Design/Landscaping

12. Prior to the issuance of a use and occupancy permit, the Applicant shall either substantially complete the landscaping improvements shown on the approved landscaping plan or post a performance guarantee in accordance with this decision. All on-site landscaped buffer areas shall be maintained in good condition in perpetuity so as to present a healthy and neat appearance. The Applicant shall follow regularly scheduled routine maintenance. The Applicant shall submit a landscape maintenance plan to the Planning Board Administrator for approval and implementation upon approval.
13. The Applicant shall maintain all on-site drainage in working condition at its own expense, which shall include inspecting the catch basins twice annually (Spring and Fall) and cleaning, if necessary, to remove sediment.

Site Construction

14. The Applicant shall perform daily cleanup of construction debris, including soil, on Town streets within 200 yards from the entrance of the site driveways, caused by the site construction.
15. Outside construction hours are to be between 7:00 AM and 5:30 PM Monday through Friday and 8:00 AM and 4:00 PM on Saturday. Absent emergency conditions, no construction is permitted on Sunday or holidays. No equipment on-site shall be started and allowed to warm up prior the start of the allowed construction hours. No vehicles are to arrive at the construction site before the designated construction hours, which includes no vehicle parking, standing or idling on adjacent public streets.
16. Any work within the public right of way shall be required to have a police detail during the duration of said work for the purpose of public safety.
17. In the event of blasting or compaction during the construction phase, the Developer's Blasting Operator shall provide seven days advance notice of the commencement of blasting operations by certified mail to those property owners entitled to a pre-blast inspection pursuant to 527 CMR 1.00 et seq. Copies of said mailing shall be furnished to the Planning Board and the Framingham Fire Department. Copies of the blasting monitoring reports, noting any vibrations in excess of that allowable by regulation, shall be mailed to the above-referenced property owners, Planning Board and the Framingham Fire Department at the termination of blasting operations. The Blasting Operator shall provide notice to the Planning Board and the Framingham Fire Department of any reported damage to real property. The Blasting Operator shall post a Blasting and/or Compaction Notice Sign in a conspicuous location along the roadway to inform the public of the proposed blasting for the property. Said Blasting Notice Sign shall be posted at least ten days prior to any blasting on-site and abutters notified within 300' of the property. Applicant shall notify all abutting residents of such blasting and/or compacting event at the time said notice is posted in a conspicuous location.

18. The Applicant shall protect any vegetation, which shall remain post-construction with temporary protective fencing or other measures, prior to the start of construction.

Environment

19. The stormwater drainage system for the Project shall be in accordance with the Massachusetts Department of Environmental Protection Stormwater Policy relating to water quality and flood control using Best Management Practices as the standard of performance.
20. All stormwater and erosion control management shall be checked prior to the start and finish of each work day.
21. The Applicant shall check all stormwater features prior to and at the end of each construction day. In the event of a multiple day storm event, the project manager shall check on the stormwater features to ensure they are functioning properly and have not exceeded their capacity. Any repairs or adjustments or deficiencies shall be made immediately.
22. The Applicant shall provide appropriate erosion control methods such as silt fences and straw wattles around the stock piles in case of a storm event, in addition to the temporary dust control requirements.
23. The Applicant shall provide straw wattles and other erosion control methods at the base of the driveway during off-construction hours to prevent runoff and erosion from getting onto the public way.

Framingham Department of Public Works

24. The Applicant shall comply with all directives requested in the correspondence from the Department of Public Works dated October 5, 2015.

Special Provisions/Periodic Conformance Reporting and Review

25. The Applicant shall provide the following performance guarantees for the Project.
 - a. Upon completion of the project and prior to the request for a final use and occupancy permit, the Applicant shall provide the Planning Board with "As Built Plans" which shall be reviewed by the Planning Board Administrator, for certification that the landscaping has been planted substantially in accordance with the approved Landscape Plan, at which time a Landscape Maintenance Bond shall be required.
26. Prior to the issuance of a final use and occupancy permit, the Applicant shall submit an as-built plan stamped by a Professional Engineer registered in the Commonwealth of Massachusetts certifying that all improvements are completed in accordance with the approved Site Plan in a form acceptable to the Town of Framingham, Department of Public Works, Engineering & Transportation Division (DPW). The as-built plan shall be submitted in both hard copy and electronic formats (PDF and AutoCAD). The AutoCAD file must conform to the current form of the Mass GIS Standard for Digital Plan Submission to Municipalities or other standard requested by the Town of Framingham DPW. The plan shall include but not be limited to site utility improvements and tie-in dimensions to all pipes and connection points. The as-built information shall be delivered to DPW a minimum of 5 business days in advance of the Applicant seeking a final certificate of occupancy sign-off to allow time for DPW review and

approval of submitted information. The Applicant shall also submit a statement certifying that all conditions of approval of this decision have been met and site improvements are complete.

27. As per Section V.F.f (9) of the Framingham Zoning By-law the owner shall ensure and guarantee that the long term operation and maintenance and/or Operation and Maintenance Program for the Stormwater System, as well as maintenance of all landscaping, retaining walls, and other erosion control elements are in place in perpetuity. The Planning Board finds that this application is atypical of a residential application, thus needing additional safeguards to protect abutting natural resources and properties that may be affected without such protection. Such documentation shall be referenced in the Deed.
28. The Applicant shall provide a Cash Performance Guarantee to ensure compliance with these requirements, operation, and maintenance of the Stormwater System, as well as maintenance of all landscaping, retaining walls, and other erosion control elements is maintained. Such Guarantee shall be provided to the Planning Board prior to the issuance of an occupancy and use permit in the amount of 20 percent of the project value and held for five years from the issuance of the occupancy and use permit issued by the Building Department. This Guarantee shall ensure that all provisions of this Decision are met, furthermore assuring proper maintenance of the Stormwater System to protect abutting residences. After two years of residential occupancy, 10 percent of the bond may be returned if the stormwater management systems are in proper working order.
29. The Applicant shall provide a monitoring and maintenance program for the cleaning and maintenance of the drywell. Such documentation should be provided to the Planning Board Administrator prior to the issuance of the Occupancy Permit and recorded with the Deed.
30. The Applicant shall install additional plantings, if there is an unexpected increase in the level of stormwater from the site. These plantings shall be native, and shall represent a combination of deciduous and coniferous shrubs and ground covers. In the event, the plantings do not decrease the level of stormwater from the site; the Applicant shall install check dams throughout the site to slow down the flow rate of stormwater.
31. The Applicant shall monitor the abutting residential homes within 250 feet of the project site for an additional 2 months after the completion of the 30 day requirement by Department of Fire Safety, specifically for damage to water lines and radiant heat. Abutting residential homes are only eligible if they submit to the voluntary home inspection prior to the start of the blasting. Any damage caused to an abutters home, specifically related to the water and radiant system shall be covered by the Applicant.

VOTES

Special Permit for Land Disturbance (Section V.F) of the Framingham Zoning By-laws

The Planning Board voted four in favor, zero opposed, and zero abstention to grant approval for the special permits for Land Disturbance pursuant to the Framingham Zoning By-Laws to allow the Applicant, Robert Pace to construct a single family dwelling, driveway, site improvements, and access to the property at 16 Karal Drive as shown on the Site Plan dated June 2, 2015, revised through October 27, 2015.

Christine Long.....yes

Lewis Colten.....yes

Thomas F. Mahoney.....yes

Victor Ortiz.....yes

Public Way Access Permit (Section VI., Article 8 of the Framingham General By-laws)

The Planning Board voted four in favor, four opposed, and four abstention to grant approval for a Public Way Access Permit pursuant to Article VI, Section 8 of the Town of Framingham General By-Laws to allow the Applicant, Robert Pace, to access the property at 16 Karal Drive as shown on the Site Plan dated June 2, 2015, revised through October 27, 2015.

Christine Long.....yes

Lewis Colten.....yes

Thomas F. Mahoney.....yes

Victor Ortiz.....yes

By: 
Christine Long, Chairperson Framingham Planning Board

Date of Signature: October 27, 2015

Exhibits

Not attached unless indicated

The Applicant has filed with the Planning Board various plans and reports required under the requirements of the By-Laws. During the review process, the Applicant and its professional consultants also submitted revisions to plans in response to requests by the Planning Board and by the various Town Departments that reviewed the Project. These plans, reports and correspondence are contained in the Planning Board's files and are hereby incorporated into this Decision by reference.

1. Form A – Application Cover Letter, 16 Karal Drive, stamped with the Town Clerk on September 21, 2015, Project Number: PB-011-15
2. Form F – Public Way Access Permit Application, 16 Karal Drive, stamped with the Town Clerk on September 21, 2015, Project Number: PB-011-15
3. Form J – Special Permit for Land Disturbance, 16 Karal Drive, stamped with the Town Clerk on September 21, 2015, Project Number: PB-011-15
4. Site Plans for 16 Karal Drive, prepared for GQGC, LLC, 7 Gates Lane, Hudson, NH, prepared by Ducharme & Dillis, Civil Design Group, Inc. dated June 2, 2015, revised through October 27, 2015
5. Project Narrative, Gentle Manor, LLC, dated September 1, 2015
6. Site Photographs for 16 Karal Drive, Gentle Manor, dated September 1, 2015
7. Drainage Calculations, Gentle Manor, LLC, dated September 1, 2015
8. Stormwater Operation & Maintenance Manual, 16 Karal Drive, Residential Home, Prepared for: Robert Pace, 7 Gates Lane, Hudson, NH, Prepared by: Ducharme & Dillis Civil Design Group, Inc., 1092 Main Street, Bolton, MA, dated October 21, 2015 (project 5092)
9. Letter from Ducharme & Dillis Civil Design Group, Inc., RE: Special Permit for Land Disturbance, 16 Karal Drive, Framingham, MA, dated October 21, 2015 (project 5092)

The Planning Board received correspondence various Town Departments who review the project. The aforesaid correspondence is contained in the Planning Board files and is incorporated herein by reference.

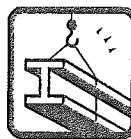
1. Framingham Fire Department, comment received "The fire department has no issues or comment on this project" correspondence received via ACCELA on September 28, 2015
2. Department of Building & Wire, comment received "Applicant needs Special Permits for Land Disturbance and Public Way Access Permit" correspondence received via ACCELA on September 29, 2015
3. Police Department, correspondence received via ACCELA on September 24, 2015
4. Letter of comments received from the Public Works Department, RE: Special Permit for Land Disturbance - #16 Karal Drive, Framingham

Framingham Planning Board

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Framingham, MA 01702-8373

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Planning Board Staff:

Amanda L. Loomis, Planning Board Administrator
Alexander C. Mello, Associate Program Planner

To: Valerie Mulvey, Town Clerk
From: Amanda Loomis, Planning Board Administrator
RE: Clerical error, Planning Board Decision – 16 Karal Drive
Date: December 2, 2015

2015 DEC -2 P 1:58
TOWN CLERK
FRAMINGHAM

Amendment

Correction of a clerical error in applicant's Public Way Access Permit vote and the date of the revised plans on page 9 of the Planning Board Decision for 16 Karal Drive. The Planning Board vote should reflect a "four in favor, zero opposed, and zero abstention" and the revision date should be 2015, and shall read as follows:

Public Way Access Permit (Section VI., Article 8 of the Framingham General By-laws)

The Planning Board voted four in favor, zero opposed, and zero abstention to grant approval for a Public Way Access Permit pursuant to Article VI, Section 8 of the Town of Framingham General By-Laws to allow the Applicant, Robert Pace, to access the property at 16 Karal Drive as shown on the Site Plan dated June 2, 2015, revised through October 27, 2015.

Christine Long.....yes

Lewis Colten.....yes

Thomas F. Mahoney.....yes

Victor Ortiz.....yes

A TRUE COPY ATTEST

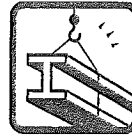
LISA FERGUSON
ASSISTANT TOWN CLERK

Framingham Planning Board

Memorial Building • Room B-37 • 150 Concord Street

Framingham, MA 01702-8373

(508) 532-5450 • planning.board@framinghamma.gov



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Planning Board Members:

Christine Long, Chair
Stephanie Mercandetti, Vice Chair
Lewis Colten, Clerk
Thomas F. Mahoney
Victor A. Ortiz

Planning Board Staff:

Amanda L. Loomis, Planning Board Administrator
Alexander C. Mello, Associate Program Planner

To: Valerie Mulvey, Town Clerk
From: Amanda Loomis, Planning Board Administrator
RE: Clerical error, Planning Board Decision – 16 Karal Drive
Date: December 2, 2015

2015 DEC -2 P 1:58
TOWN CLERK
FRAMINGHAM

Amendment

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